Karen Johnson Davidson County
Batch# 1045664 DEEDWARRSP
09/01/2023 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $26,825.00
20230901-0068982

SPECIAL WARRANTY DEED

FROM: 2207 Crestmoor Road Partners, a Tennessee general partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Crestmoor MF, LLC, a Delaware limited liability company

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Crestmoor MF, LLC 718 Thompson Lane Suite 108-339 Nashville TN 37204 Attention: TIM JOHNSON	Same	117-10-77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $7,250,000.00.

Affiant

Sworn to and subscribed before me, this 31st day of August, 2023.

Notary Public

My Commission Expires: 11/3/25

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **2207 Crestmoor Road Partners**, a Tennessee general partnership (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Crestmoor MF, LLC**, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 2121 Crestmoor Road, Nashville, Davidson County, Tennessee 37215 (also commonly known as 2207 Crestmoor Road, Nashville, Davidson County, Tennessee 37215).

The above-referenced property is conveyed subject only to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

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TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 1st day of September, 2023.

SELLER: 2207 Crestmoor Road Partners,
a Tennessee general partnership

By: George N. Spiva by C Mark Carver

George N. Spiva, General Partner, by C. Mark Carver, Attorney-in-Fact for George N. Spiva pursuant to Limited Power of Attorney of record at Instrument No. 20160923-0100730, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. Mark Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for George N. Spiva, the General Partner of 2207 Crestmoor Road Partners, the within named bargainor, a Tennessee general partnership, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Attorney-in-Fact for George N. Spiva.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of August, 2023.

Kitty Martin

Notary Public

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

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EXHIBIT A

PROPERTY DESCRIPTION

LAND LOCATED IN THE 25TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 1 AS SHOWN ON THE PLAN OF HILLSBORO VIEW RE-SUBDIVISION OF LOTS 1 & 2 AS RECORDED IN PLAT BOOK 8250, PAGE 121, R.O.D.C., TN AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE NORTH MARGIN OF CRESTMOOR ROAD, SAID POINT BEING THE SOUTH EAST CORNER OF THIS LOT AND THE SOUTH WEST CORNER OF 2103 CRESTMOOR PARTNERSHIP AS OF RECORD IN BOOK 8742, PAGE 944 R.O.D.C., TN; THENCE, ALONG THE NORTH MARGIN OF CRESTMOOR ROAD NORTH 87 DEGREES 00 MINUTES 13 SECONDS WEST 289.24 FEET TO AN IRON ROD (OLD) SAID POINT BEING THE SOUTH WEST CORNER OF THIS LOT, THE SOUTH EAST CORNER OF STEVEN T. CHURCH TRUSTEE AS OF RECORD IN DEED BOOK 9219 PAGE 222 R.O.D.C., TN; THENCE, LEAVING THE NORTH MARGIN OF CRESTMOOR ROAD ALONG THE WEST LINE OF THIS LOT NORTH 02 DEGREES 59 MINUTES 28 SECONDS EAST 175.14 FEET TO AN IRON ROD (OLD) IN THE SOUTH LINE OF CLIFTON E. AND PATRICIA MCPHERSON, JR. AS OF RECORD IN DEED BOOK 10510 PAGE 768 R.O.D.C., TN, THENCE, ALONG THE NORTH LINE OF THIS LOT THE SOUTH LINE OF MCPHERSON JR., HOOD HILLS ROAD AND CALVARY METHODIST CHURCH OF RECORD IN DEED BOOK 3069, PAGE 81 R.O.D.C., TN, SOUTH 86 DEGREES 59 MINUTES 59 SECONDS EAST 286.49 FEET TO AN IRON ROD (OLD), SAID POINT BEING THE NORTH WEST CORNER OF 2103 CRESTMOOR PARTNERSHIP, THENCE, ALONG THE EAST LINE OF THIS LOT SOUTH 02 DEGREES 05 MINUTES 24 SECONDS WEST 175.14 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 2207 CRESTMOOR ROAD PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM CRESTMOOR, L.P., A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 200705250062546, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 and future taxes, a lien, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 974, Page 64; Plat Book 974, Page 65; and Book 8250, Page 121, in the Register's Office of Davidson County, Tennessee.

3. Rights of the following parties in possession: Andrews & Associates d/b/a Weichert Realtors, The Andrews Group, and Progressive Medical Weight Loss of Green Hills, Inc.

Tennessee Certification of Electronic Document

I, John F. Nielsen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact correct copy of the original document executed and authenticated according to law on September 1, 2023.

Affiant Signature

Date: 9/1/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of September, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 9/1/2023

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY